

PLANNING BOARD

Minutes - August 14, 1972

A meeting of the Planning Board was held in Robbins School at 8:00 P.M. with the following members in attendance: Terry Herndon, G. Cogswell, K. Kulmala, R. Santomenna and R. Thomson.

Frank Berry presented a subdivision on School Street beyond Baldwin Road for Planning Board signing. The land is being sold by the heirs of Ashley Day Leavitt.

The first part of the meeting was spent with Fred Iosue and Mary Diment representing the Recreation Commission and Mr. and Mrs. W. Barbour discussing the possibilities of a boat launching site on the Concord River near the Bedford Bridge. This subject was first discussed about six years ago and nothing has ever been done about it. With the possibility of the Town purchasing the Greenough Estate for Conservation, perhaps this would be a good time for the idea to be reconsidered. The Federal Government owns much of the land along the river and Carlisle might be able to effect a trade with the Government for perhaps an acre near the Bridge. The ownership of the land is somewhat in doubt but it is believed that the County has a right of way for the old bridge approach and the commissioners would have to abandon this which they would do upon the request of our Selectmen. Mr. and Mrs. Barbour believe they own a small triangular piece of land between the present bridge and the old bridge approach - perhaps between $1/3$ and $1/2$ of an acre. Mr. Barbour said he has not yet decided how he feels about selling the parcel but he would like to do everything he can to retain the rural atmosphere of Carlisle. He would like to see the use of such a site restricted for Carlisle residents only. He realizes that this is perhaps the only place where Carlisle could have reasonable access to the river. He is concerned about parking and traffic for such a site. The question was raised as to whether nearby Foss land could be used for parking.

Fred Iosue spoke for the Recreation Commission and said they would like to see this land owned for a boat launching site by the Town. However, they would like it to have a more gentle slope. He will investigate costs of improving the land for this purpose.

It was reported that the water in the Concord River is "C" classification. There are no plans for using this water for a future water supply for the town.

The first thing that must be done is to clear up the ownership of the land in this area. Fred Iosue has a letter from Town Counsel dated May 1971 stating that the Federal Government owns from the middle of the old road

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in a northeasterly direction. It might be possible to trade with the Federal Government an acre of Greenough land along the river for an acre of government land in this area.

Bob Santomenna will check to see if usage controls can be put on an access to this river. The Recreation Commission will check with Bedford to find out their experience in controlling the use of their boat launching site.

It was felt that unless the Town would purchase the land and "stockpile it", the costs involved to bring the site up to standards for boat launching should be known before it is brought to Town Meeting.

It is hoped that within a month all of this information can be gathered and Terry Herndon will talk to Mr. and Mrs. Barbour again.

Terry Herndon reported that in connection with the J. & E. Subdivision that the Fire Department had asked that the road be widened between the end of Prospect Street and the back exit of the subdivision. A chain will be put across the exit at the Prospect Street end. J. & E. has graveled the Blood Farm Trail in their area and will gravel it up to Prospect Street. This should be completed by the end of this week. The underground wires are being put in now. Mr. Finigan would like to meet with any members of the Planning Board available to go over any other things that might be done or any changes to be made. Work has started on the first lot near Prospect Street but the location of the hole for the foundation will have to be moved as it is too close to the property line.

After a Hatch Act hearing, members of the Conservation Commission (Benfield, Bishop, Fohl, Harte and Taylor) joined the meeting. Since the Conservation Commission has been working with the government, they will check and see if it would be too complicated for the Town and the Federal Government to trade a parcel of land. Since it is two different departments of the Government, it might be too involved. Mrs. Anderegg had spoken to the real estate agent for the Department of Fisheries and Game who own the Great Meadows Wildlife Preserve and he felt that the Government had no intention of cutting Carlisle off from the river and so would be willing to exchange the land.

The question was asked if it would be more attractive to the seller if it was specified that the boat launching site be only for canoes and non-motorized boats. It was felt that this would not make any difference to Mr. and Mrs. Barbour.

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Ralph Anderson was present representing the Board of Assessors. At this point the discussion turned to the mapping plans of the Conservation Commission. Mr. Anderson asked if Dr. Caldwell working on a Ford Foundation Grant could tie the conservation mapping into the wetland zoning concept. Mr. Benfield reported that this is included in the proposal. Also, they will make use of any available information and give wetlands and flood plain evaluations. Thru the use of overlays, there will be an inventory and finally a recommendation of the water resources of Carlisle. It is estimated that Professor Caldwell's work will be completed by November 1, 1972.

The Board of Assessors apparently had trouble convincing bidders that they wanted their maps to include lines to delineate marshy areas and wetlands and then a separate additional contour of 1 or 2 feet for the swampy areas. The selected mapper will include this delineation for an additional \$3000.00. However, he is not anxious to have to defend this in court as he felt two feet was too vague and the concept was shakey for legal use. This wetlands zoning and watershed planning would prohibit filling or building in the delineated area and would be enforced by the Board of Appeals. The completion date for the Assessors Maps is June 1973 with acceptance by August 1973. The Massachusetts grid system will be indicated on every map.

It was reported that there has not been a real court case on wetlands zoning. However, Bob Santomena said that you have to make sure the wetlands zoning does not sound like it is for conservation purposes as courts have knocked such legislation down.

The Conservation Commission is interested in the concept of wetlands zoning and feels the two studies can be complementary. Consequently, on September 13 at 8:00 P.M. there will be a meeting of the Board of Assessors and Mr. John O'Donnell, their mapper, and the Conservation Commission and Professor Caldwell and representatives of the Planning Board to discuss the mapping. Perhaps at this time the Board of Assessors would receive assistance on deciding whether to have one or two foot contour lines around the marshes.

In the meantime, the Planning Board will talk to Michael Ferris in Newton about the placing of contour lines. They may also talk to Robert J. Ellis of Acton and Mr. Williams at the Acton Soil Conservation Service in Acton (263-2679).

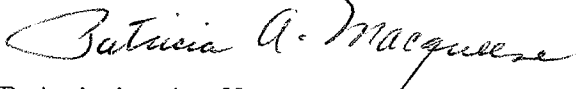
David Pressberg who lives on Bedford Road across from the Library wondered about receiving assistance on his poor water. It was recommended

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that he contact the Board of Health. Professor Caldwell could do work in the future determining where there is good water but at the present time he is not doing this for Carlisle. Private water supplies are not the problem of the Planning Board or close enough to the work of the Board for it to be concerned.

The next meeting of the Planning Board will be September 11 at 8:00 P.M. in the Robbins School. The meeting was adjourned at 10:30 P.M.

Respectfully submitted,


Patricia A. Macqueene